

**Four Seasons Lakesites
Property Owners Association, Inc.
Board of Directors Meeting
Minutes
February 17, 2025**

CALL TO ORDER

Mrs. Bustin called the meeting of the Four Seasons Lakesites Property Owners Association, Inc. (FSLPOA) Board of Directors to order at 9:02 a.m.

Present: Mary Bustin, John Forti, Maggie Moe, Terry Shore, Kurt Kuhlmann (via Zoom), and Dave Spence (via Zoom).

Representing Missouri Association Management, LLC. (MAM): Della Miller and Russ Mitchell
Representing Anchor Point Advisory Group: Alaina Gump and Kelly Mangold.
Legal Counsel: Mike McDorman (via Zoom)
Property Owner & Village of Four Seasons Trustee: Ranita Jones

MEMBER QUESTIONS OR COMMENTS

Mrs. Jones asked whether the directional sign at Horseshoe Bend and Cherokee, which currently states "Regency Cove Pool" will be removed. Mrs. Miller confirmed that the sign will be replaced with "Regency Cove Pickleball Court".

APPROVAL OF MINUTES

Ms. Moe made a motion to approve the January 20, 2025, minutes as submitted. Mr. Forti seconded the motion. The motion carried.

REPORTS

Financials:

Mrs. Mangold presented the January 2025 financials, noting that the accounts receivable (AR) is slightly down from the previous year, but the overall financials look good.

Village of Four Seasons:

Mrs. Jones reported the Village of Four Seasons did not hold their scheduled meeting last week due to inclement weather. The meeting is tentatively rescheduled for this week, weather permitting.

Management:

Management provided a written management report (attached to the minutes).

Mrs. Bustin recommended the following:

- Status report on outstanding ACC projects from 2021 and 2022.
- Report on the usage for the Aquatic Center, including routine versus occasional usage.
- Add a bench in the Aquatic Center handicap restrooms (potentially a fold-down bench).
- Install shower rubber mat squares to improve safety and prevent slipping.

UNFINISHED BUSINESS – There was no unfinished business to discuss.

NEW BUSINESS:

Bids: Two bids were presented for 10' pickleball fencing:

Regency Cove Pickleball Court: \$12,350 (potential reduction if the existing Porto Cima fence is repurposed for the Regency Cove parking area).

Porto Cima Pickleball Court: \$17,500

Mr. Mitchell noted that repurposing the existing Porto Cima fence for Regency Cove parking area would help reduce costs.

Mr. Forti made a motion to approve the Truesdell Fence bids as outlined. The motion was seconded by Ms. Moe and carried.

ADJOURNMENT:

Mr. Forti made a motion to adjourn the meeting at 9:37 a.m. Ms. Moe seconded the motion. The motion carried.

Note: There will be no regular board meeting in March.

Respectfully Submitted,

Della Miller, CMCA, AMS, PCAM
Missouri Association Management, LLC.